

MILLER GERRARD

Solicitors and Estate Agents



CEDAR COTTAGE, JOHN STREET, BLAIRGOWRIE, PH10 6HW

A TWO / THREE BEDROOM DETACHED VICTORIAN VILLA WITH GARAGE, WORKSHOP AND GARDENS, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- VESTIBULE & HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM / BEDROOM THREE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARAGE
- WORKSHOP
- GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- EPC RATING 'E'
- HOME REPORT VALUE £220,000

OFFERS OVER £195,000

Miller Gerrard are delighted to bring Cedar Cottage to the market . Cedar Cottage is a substantial Victorian style detached stone built villa, with spacious accommodation throughout.

The property comprises entrance vestibule, spacious hallway, living room, kitchen, dining room / bedroom three, family bathroom and two large bedrooms on the first floor. The first floor also provides a bright seating area or office space.

The property benefits from large rooms, including many original features with high ceilings, fireplaces, double glazing and gas central heating. There is a garage, workshop and gardens to the rear of the property.

Entrance Vestibule: With half stained glass door leading into the open hallway to access all accommodation.

Living Room: A bright and spacious living room located at the front of the property with feature fireplace, tiled hearth and wooden mantle with gas fire and coving.

Kitchen: Comprising vinyl flooring, base units, washing machine, tumble dryer, fridge freezer and stainless steel sink. Dual aspect windows and door to access rear garden.

Dining Room / Bedroom Three: Located at the front of the property this spacious dining room has feature fireplace with wooden mantle, Edinburgh press, window overlooking the front garden, high ceiling and coving.

Family Bathroom: Comprising tiled floor and walls, bath, WC and wash hand basin.

Carpeted Stairs to first floor where you will find a bright snug area with the potential to be a seating area or office space on the top landing with large windows to the front of the property.

Bedroom One: A spacious and bright double bedroom with feature fireplace and window to the front.

Bedroom Two: Another spacious and bright double bedroom with feature fireplace, window to the front and large walk in cupboard.

Exterior: The rear garden is very private and enclosed with paved pathway, patio seating area, lawn area, shrub and flower borders, all enclosed by wooden fencing. There is a single garage with up and over door and power supply, and a workshop at the rear of the property.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally.













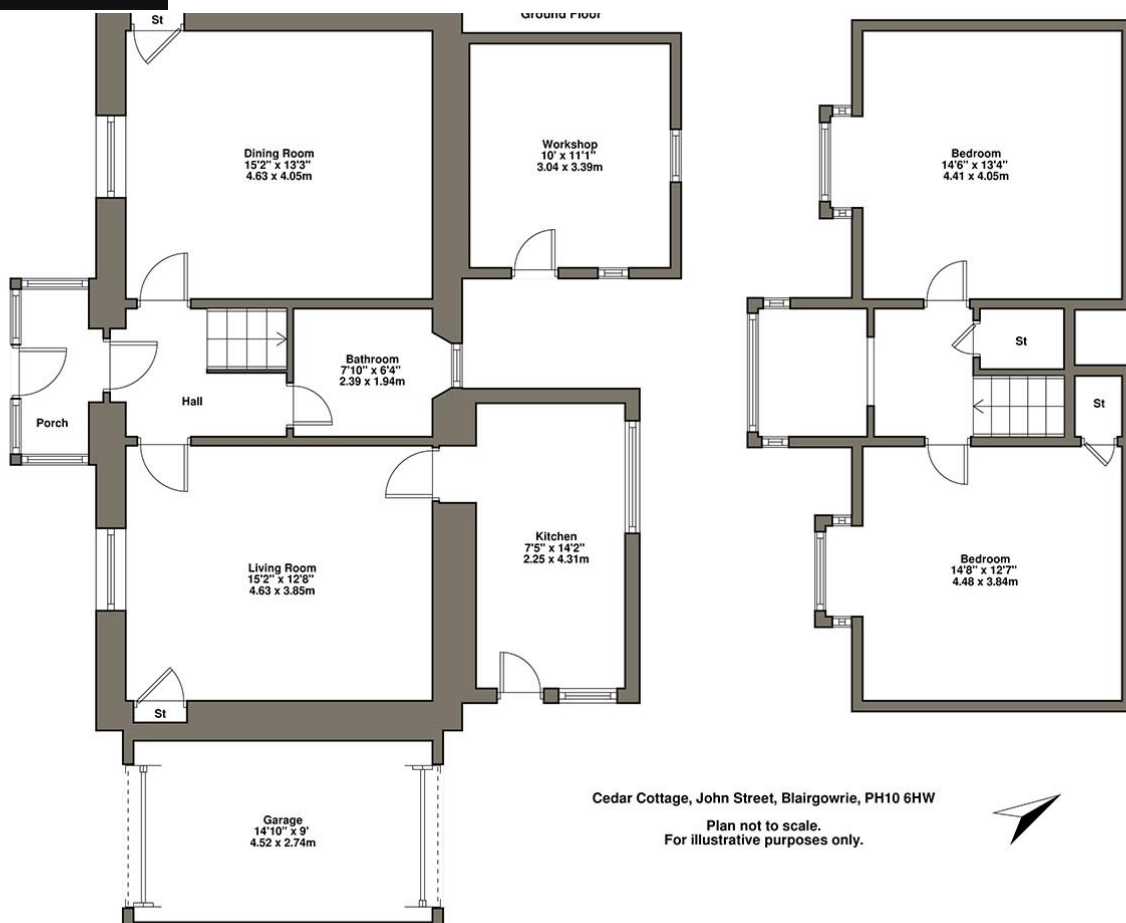








FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.63 X 3.85	KITCHEN	2.25 X 4.31
DINING ROOM	4.63 X 4.05	BATHROOM	2.39 X 1.94
BEDROOM ONE	4.41 X 4.05	BEDROOM TWO	4.48 X 3.84
GARAGE	4.52 X 2.74	WORKSHOP	3.04 X 3.39

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE